182.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,600 / 642,600
					USE VALUE:	642,600 / 642,600
					ASSESSED:	642,600 / 642,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMICO WAYNE P TRUSTEE
Owner 2:	WAYNE P AMICO REVOCABLE TRUST
Owner 3:	
Street 1:	79 WYMAN RD
Street 2:	
Twn/City:	BILLERICA
St/Prov:	MA Cntry: Own Occ: N
Postal:	01821 Type:

PREVIOUS OWNER

Owner 1:	AMICO WAYNE P -
Owner 2:	-
Street 1:	10 STANDISH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,025 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1704 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6025.000	222,100		420,500	642,600
Total Card	0.138	222,100		420,500	642,600
Total Parcel	0.138	222,100		420,500	642,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.11 | /Parcel: 377.1

Legal Description

User Acct 123397

GIS Ref

GIS Ref

Insp Date 06/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,800	0	6,025.	420,500	642,300	642,300	Year End Roll	12/18/2019
2019	101	FV	207,300	0	6,025.	420,500	627,800	627,800	Year End Roll	1/3/2019
2018	101	FV	207,300	0	6,025.	354,400	561,700	561,700	Year End Roll	12/20/2017
2017	101	FV	207,300	0	6,025.	324,400	531,700	531,700	Year End Roll	1/3/2017
2016	101	FV	207,300	0	6,025.	276,300	483,600	483,600	Year End	1/4/2016
2015	101	FV	194,200	0	6,025.	240,300	434,500	434,500	Year End Roll	12/11/2014
2014	101	FV	194,200	0	6,025.	222,300	416,500	416,500	Year End Roll	12/16/2013
2013	101	FV	194,200	0	6,025.	211,500	405,700	405,700		12/13/2012

!14269!

PRINT

Date	Time
12/11/20	04:08:04

LAST REV

Date	Time
09/07/18	08:59:35
mmcmakin	
14269	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMICO WAYNE P,	54359-30		3/2/2010	Convenience	1	No	No		
AMICO EVA C	53228-36		7/20/2009	Family	1	No	No		
AMICO JOSEPH &	53228-34		7/20/2009	Family	1	No	No		
AMICO JOSEPH/ET	24322-320		3/2/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2013	749	New Wind	3,000	C				
4/1/2005	221	Siding	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Inspected	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
10/17/2008	Measured	197	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
10/25/2005	Fieldrev-Chg	BR	B Rossignol
12/30/1999	Meas/Inspect	163	PATRIOT
9/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6025		Sq. Ft.	Site		0	70.	1.00	7									420,527						420,500	

Total AC/HA: 0.13831 | Total SF/SM: 6025 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,527 | Spl Credit | Total: 420,500

USER DEFINED

Prior Id # 1:	123397
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	146.031
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301747
Depreciation:	79661
Depreciated Total:	222085

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

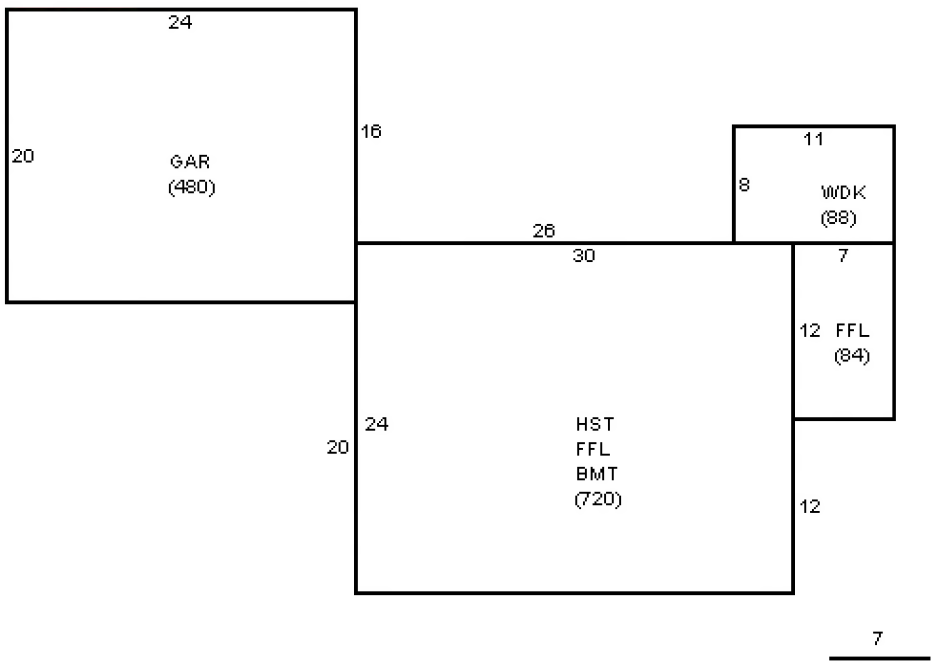
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	146.030	117,409
BMT	Basement	720	70.590	50,823
GAR	Garage	480	20.820	9,993
HST	Half Story	360	146.030	52,571
WDK	Deck	88	16.480	1,451

Net Sketched Area:	2,452			Total:	232,247
Size Ad	1164	Gross Are	2812	FinArea	1704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.03
Special Features:	0	Val/Su Net:	90.58
Final Total:	222100	Val/Su SzAd	190.81

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	